

# Frequently Asked Questions (FAQ)

2023-8 Veterans Projects & Small Project Development of Affordable Housing

6/15/2023

**Last day to submit pre-applications is June 22 by 4pm. Pre-applications must be submitted by this day and time to be eligible to apply for funding.**

1. The FAQ link on your webpage for these NOFAs seems "inactive" or has no content so I'm wondering if anyone has submitted questions through the MFNOFA that are yet to be publicly answered and if not, when will those questions be posted and thereafter what will the frequency of answering subsequent potential applicant questions be? [Oregon Housing and Community Services : Veterans Projects & Small Project Development of Affordable Housing : Housing Development : State of Oregon](#)

*Answer: Please reference NOFA section 2.3.2. "Frequently Asked Questions (FAQs) and answers will be posted on the OHCS website and Applicant Procurement WorkCenters related to this NOFA at regular intervals" FAQ will be posted and updated on a roughly weekly basis and by need as questions are asked.*

2. Is site control required by Pre-Application. Is it an absolute requirement on the Pre-App?

*Answer: Proof of site control is not due at pre-application. Please refer to section NOFA section 2.1 and 2.2 for instructions on preapplication requirements.*

3. Where should I look for technical information on the minimum requirements for square footage size on dwelling units, i.e., studio, 1BD, 2BD, 3BD... and what are the minimum requirements for the kitchen appliances, specially if an 220volt or gas oven is required and if so what minimum size?

*Answer: You can reference the Core-Development Manual (CDM) in response to these questions, particularly Section 6. OHCS is not prescriptive on appliances. Generally, the project should seek "standard sizes" for appliances. The CDM can be found here:*

*<https://www.oregon.gov/ohcs/development/Documents/Core-Development-Manual/CDM-Version-3-1.pdf>*

4. Is it possible to have the on-site community building attached to a unit as opposed to a stand-alone community building?

*Answer: From a OHCS's standpoint this would be acceptable. From a code standpoint you and your architect will need to confirm that this scenario is zoning and building code compliant. There is no need for a CDM Variance Request.*

5. Can a California headquartered Tribal entity apply to this NOFA to build housing in Oregon for their members specifically and other members of the general public (non-tribal members)?

*Answer: Any housing funded through this NOFA is required to follow Fair Housing Law. Sponsors and developers are responsible for compliance with Fair Housing Laws, and it is recommended that sponsors and developers ensure that planned development meets Fair Housing Law prior to application submission.*

6. Can a California headquartered Tribal entity, whose aboriginal lands and large portion of their current members live in Oregon, apply to this NOFA to build housing in Oregon?

*Answer: A California based tribe could be the owner of a California entity and register with Oregon Secretary of State to operate commercially in Oregon, just as any California based company could.*

7. Does the AWHTC available through this NOFA has any project size limits and can AWHTC be combined with a prior LIHTC and 4% LIHTC allocation?

*Answer: AWHTCs may be requested with Small Projects (40 units or less) resources and must meet all requirements of the Small Projects funding. The AWHTC can only be requested in addition to a capital subsidy request of Small Project Gap funds. Please reference NOFA section 1.4.2.*

*Answer: Projects with a competitive funding cycle reservation (awarded through a competitive NOFA) must withdraw their reservation from the previous NOFA to apply for a reservation from another competitive NOFA. A project cannot receive funding from two OHCS competitive NOFA. Please refer to NOFA sections 1.4.1.7 and 4.17.*

8. Is there a submission charge associated with submitting the Pre-Application?

*Answer: There is no pre-application submission charge. An application charge is only due with submission of a final application. Please refer to NOFA section 2.2.3 for application charge submissions.*

9. If there are any maps or drawings that cannot be submitted via email as a PDF, where can they be sent and how do I assure they are included in the review of the pre-application?

*Answer: Please reference NOFA section 2.1.2. "Attachments for the Site Review Checklist are not required at pre-application but are required by the Application submission deadline". Referencing NOFA section 1.4.4 "If a Phase 1 ESA has already been performed prior to application, it must be submitted with the Site Review Checklist." If applicable, you may submit the Phase 1 ESA after gaining access to the project WorkCenter. Additionally, all application materials must be submitted electronically, we do not accept application materials submitted anyway but electronically through Prolink WorkCenters*

10. Are rehabilitation projects allowed to apply for small project funding through this NOFA or is this only for new construction or conversion of non-residential to residential?

*Answer: Rehabilitation projects are not an eligible type of project in this NOFA this year. Earlier this year OHCS released a preservation NOFA. Please refer to NOFA sections 1.4.2.2 and 1.4.3.1 for eligible types of projects in this NOFA.*

11. Please define scattered site.

*Answer: A scattered site project consists of a project with noncontiguous plots of land and planned development on each noncontiguous plot. Each plot of land not physically connected to another is a separate site.*

12. Is each site limited to 40 units or is the maximum allowed 40 units across multiple sites?

*Answer: A project requesting small project funding is limited to 40 units maximum, this includes projects that have multiple sites. For example, a scattered site project with 2 sites and 30 units at each site would be 60 units which is over the 40 unit maximum. A project with 40 affordable units and a manager's unit is 41 units total which is over the 40 unit maximum. These restrictions apply to Small Projects funding only. Projects requesting Veterans GHAP without any Small Project funding have no total unit restriction. Reference sections 1.3.1, 1.4.2.1 of the NOFA.*

*UPDATE: Section 1.1 states "projects that are fewer than 40 units". This is an error. The limit is 40 units or fewer.*

13. Will the department allow the use of LIHTC with these resources? For example, can you submit a budget that contemplates the use of either 4% with PAB or 9% credits?

*Answer: Please refer to NOFA Section 1.4.1(2.) of the NOFA. "Any request for funding not offered through this NOFA will be rejected". Projects cannot budget for future OHCS funding cycles such as 9% or 4% LIHTC.*

14. We are working with one of the Tribes in Oregon to create housing for their veterans and elderly. Our questions: Can a project include community centers for separate populations (veterans and seniors) that would offer wrap around services and a social gathering place?

*Answer: The project may create community space for the residents of the housing being built. It cannot create a community center for the general public.*

15. There is reference in the scoring sections about scoring criteria around some specific General Contractor Items. Is it expected that we procure for a General Contractor (GC) before the application submission? Or are we OK to apply without a GC procured for, knowing that we would use OHCS and CCC financial and MWESB requirements in a formal GC procurement process, if awarded.

*Answer: You may leave the General Contractor section in the application blank. You must answer the General Contractor-related questions in the MWESB section from the perspective of what you will require of and look for in your GC for the project.*

16. Does not having a General Contractor identified before application submission mark us down points?

*We do not know the answer to this question at this point in the process. We do not know how an application will score without a full and complete review of a submitted full application.*

17. Does an organization who is currently participating in the PSH Institute qualify for the Rent Subsidy and Services funding? The NOFA states those funds are only open to projects that have completed it but isn't clear if the organization must complete it before application submission, or another timeframe.

*Answer: Projects and/or project sponsors do not need to have already completed the Supportive Housing Institute to be eligible to apply. If awarded funds, the project team would be required to complete the Supportive Housing Institute at its next occurrence. To receive the 2 points available for Institute participation, the project must have already completed the Institute.*

18. Section 1.3.6.3 requires that OAHTC "...reduce rents 10% AMI or lower..." Please clarify if the requirement here is to (1) reduce the rents by 10% AMI or more (i.e. 10% AMI reduction minimum) or (2) 10% AMI or less (i.e. 10% AMI maximum.)

*Answer: The OAHTC pass through must achieve an AMI percentage at least 10% lower than the unit is set at with other OHCS resources.*

19. Section 1.3.6.3 requires that OAHTC "...reduce rents 10% AMI or lower..." Please confirm if the 10% modification requirement is for (1) only those units specifically identified as OAHTC pass through units, or (2) if the requirement is for all possible units, that are not PBV units, and could potentially receive passthrough.

*Answer: The pass through can be applied to any units identified as OAHTC eligible.*

20. Section 1.3.6.3 requires that OAHTC "...reduce rents 10% AMI or lower..." Please confirm how AMI reduction requirements are reviewed over time, as pass through amounts will remain the same, but AMI rent delta does not typically align to be the same over time.

*Answer: The amount of required annual pass through remains the same over the period the restrictions are in place. OHCS compliance monitoring verifies that the total amount has been passed through to*

*eligible units, allowing project sponsors to target the pass through as necessary to continue to achieve the requirement that the pass through meet the minimum AMI target. The pass through does not need to be applied equally across every unit.*

21. Section 1.3.6.3 requires that OAHTC "...reduce rents 10% AMI or lower..." If AMI restriction is static over time, can OAHTC passthrough unit counts reduce over time to align with minimum required passthrough?

*Answer: Yes*